

IN THE MATTER OF THE  
THE APPLICATION OF GLYNDON  
ASSOCIATES LTD. PARTNERSHIP  
FOR A VARIANCE ON PROPERTY  
LOCATED ON THE NORTHWEST  
CORNER OF BUTLER AND GLEN-  
MORRIS ROADS (4830 BUTLER  
ROAD)  
4TH ELECTION DISTRICT  
3RD COUNCILMANIC DISTRICT

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 91-32-A

#### OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner granting the requested Petition with restrictions. Petitioner asks for a variance in parking spaces to allow 175 parking spaces in lieu of the required 244 parking spaces. H. John Bremmerman, partner in the firm, testified that he requested the Variance because he had a potential tenant, restaurant, that would require the additional parking spaces. However, he testified that this tenant was no longer available and that the center was 100 percent leased but should the opportunity arise to lease to a restaurant, he still wanted the Variance sought.

Protestants' attorney at that time moved to dismiss the Petition and the Board granted this Motion. In order to obtain a Variance, the Petitioner must comply with Section 307 of the Baltimore County Zoning Regulations and in this case compliance with the parking regulations for the present tenant lease was complied with and therefore no hardship was evident.

#### ORDER

IT IS THEREFORE this 14th day of September, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Motion

Glyndon Associates Ltd. Part., Case No. 91-32-A

to Dismiss the Petition be and the same is hereby GRANTED; and  
IT IS FURTHER ORDERED, that the Petition for Zoning Variance to allow 175 parking spaces in lieu of the required 244 parking spaces is therefore DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

William T. Hackett, Chairman  
Harry E. Buchheister, Jr.  
John G. Disney

IN RE: PETITION FOR ZONING VARIANCE  
NW/C Butler and Glenmorris Rd.  
4830 Butler Road-  
Glyndon Square  
3rd Election District  
4th Councilmanic District  
Glyndon Assoc. Ltd. Partnership  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-32-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 409.6.A.2 to allow 175 parking spaces in lieu of the required 244 parking spaces, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Glyndon Associates Ltd. Partnership, by Marty Storck, President, of P.F. Obrecht Management Company, appeared and testified and was represented by Robert Hoffman, Esquire. Appearing and testifying on behalf of the Petition was Wes Guckert, Traffic Consultant. Appearing only were Richard Truelove, Bill Kirwin and Bernie Semon. Appearing and testifying as a Protestant was Mark Laken, President of Glyndon Community Association.

Testimony indicated that the subject property, known as 4830 Butler Road consists of 2.93 acres +/-, zoned B.L.C.N.S. and is currently improved with the Glyndon Square Development which is a mix of commercial tenants.

Testimony indicated that the Petitioner has provided 175 parking spaces in lieu of the required 244 on the subject site and has, thereupon, requested the subject variance relief.

ORDER RECEIVED FOR FILING  
Date 10/23/91  
By M. Storck

Mr. Wes Guckert, Traffic Consultant, testified that he visited the site and conducted a parking lot study. Mr. Guckert concluded that there was sufficient parking spaces available on the site to accommodate Petitioner's commercial tenants. However, Mr. Guckert indicated that an apparent miscount of parking spaces reflected an inaccurate total on the Petition, specifically 175. He testified that the actual number of parking spaces is slightly less than 175, but that his field study clearly indicated that there are sufficient spaces to accommodate the subject use.

Mr. Marty Storck, President of P.F. Obrecht Management Company, testified that there are a significant number of unused parking spaces on the site and, in his opinion, the granting of the Petitioner's request would have no adverse impact on the community.

Mr. Mark Laken testified in his capacity as President of the Glyndon Community Association. Mr. Laken testified that his Association was generally opposed to the granting of the requested relief.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 283 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING  
Date 10/23/91  
By M. Storck

-2-

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-32-A  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6.A.2 to allow 175 parking spaces in lieu of the required 244 parking spaces  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Glyndon Associates Limited Partnership
Signature	Signature
Address	By: P. F. Obrecht Management Company
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature George F. Obrecht,
John B. Howard	General Partner
(Type or Print Name)	9475 Deereco Road 561-5858
Address	Address Phone No.
City and State	Timonium, Maryland 21093
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	City and State
John B. Howard	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
210 Allegheny Avenue	John B. Howard
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.: 823-4111	Towson, Maryland 21204 823-4111
Address	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of October, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 14th day of October, 1991, at 2:30 o'clock P.M.

ESTIMATED LENGTH OF HEARING 1 HOUR  
Date 10/23/91  
By M. Storck  
ORDER RECEIVED FOR FILING  
Date 10/23/91  
By M. Storck

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October, 1990 that the Petition for a Zoning Variance to allow 170 parking spaces in lieu of the required 244 parking spaces, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING  
Date 10/23/91  
By M. Storck

2. The Petitioner shall submit to the Zoning Commissioner's office no later than December 15, 1990 a new site plan prepared by a Registered Professional Engineer and/or Land Surveyor which clearly identifies all buildings, dumpsters and parking spaces. The site plan shall clearly identify the 13 parking spaces along the site's western boundary as employee parking for the site's commercial tenants.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
201-887-0000  
J. Robert Haines  
Zoning Commissioner

October 2, 1990

Robert Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
Case No. 91-32-A  
Glyndon Associates Limited Partnership

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
Robert Haines  
Zoning Commissioner

JRH:mmm  
encl.  
cc: Peoples Counsel  
cc: Petitioners  
cc: Protestant

-4-



# ZONING DESCRIPTION GLYNDON SQUARE FOURTH ELECTION DISTRICT, BALTIMORE, MARYLAND

BEGINNING FOR THE SAME at a point on the Northerly side of Butler Road as widened and shown on the plat of Glyndon Square, recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr., 45, Folio 10; said point being 48 feet Southwesterly measured along the North side of Butler Road from the centerline of Glenmorris Road and situate at the end of a gusset line connecting said Northerly side of Butler Road, 60 feet wide; thence running from said point of beginning and binding along the Northerly side of Butler Road, as widened; South 70 degrees 50 minutes 28 seconds West 319.34 feet to intersect the Easterly right-of-way line of Western Maryland Railway Company; thence leaving Butler Road and binding along said right-of-way line the following two courses and distances: 1) by a curve to the right having a radius of 922.37 feet for an arc length of 208.70 feet and a chord of North 29 degrees 20 minutes 00 seconds West 208.25 feet and 2) North 12 degrees 10 minutes 00 seconds West 110.84 feet; thence leaving said Railroad right-of-way and running North 70 degrees 50 minutes 28 seconds East 437.71 feet to intersect the West side of Glenmorris Road;

5216 Harford Road  
Baltimore, Maryland 21234  
(301) 444-4100  
Fax: (301) 444-1647

7427 Harford Road  
Baltimore, Maryland 21234  
(301) 444-4100  
Fax: (301) 444-1647

## DESCRIPTION OF PROPERTY GLYNDON SQUARE FOURTH ELECTION DISTRICT BALTIMORE, MARYLAND PAGE 2

thence binding thereon the following four courses and distances: (1) South 12 degrees 17 minutes 00 seconds East 80.38 feet, (2) by a curve to the right having a radius of 350.00 feet for an arc length of 103.16 feet and a chord of South 03 degrees 50 minutes 23 seconds East 102.79 feet, (3) by a curve to the left having a radius of 564.69 feet for an arc length of 115.93 feet and a chord of South 01 degrees 16 minutes 39 seconds East 115.73 feet and, (4) South 07 degrees 09 minutes 32 seconds East 15.42 feet to the beginning of the aforementioned gusset line; thence binding thereon South 41 degrees 50 minutes 45 seconds West 22.37 feet to the point of beginning.

06/18/90  
2DRTO618.DOC



*Robert F. Haines*

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: August 27, 1990  
Posted for: Varianco  
Petitioner: Glyndon Associates Limited Partnership  
Location of property: 4830 Butler Road - Glyndon Square  
Location of Sign: W. side of Butler and Glenmorris Road  
Remarks: \_\_\_\_\_  
Posted by: S. J. Haines Date of return: August 31, 1990  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt

No 2778

Date \_\_\_\_\_  
LAST NAME OF OWNER: GLYNDON ASSOCIATE

CHECK # 037130

FROM Varianco, Bantjes and Howard

8 B 021\*\*\*\*\*1756048 0216F  
Please make checks payable to: Baltimore County

Cashier Validation:

Annual Golf Tournament on Monday, Sept. 17 at the Bonnie View Country Club. The entry fee of \$160 covers cart and greens fees, luncheon and dinner at the Club. Registrants may sign up to play in the tournament by calling 521-2290. Individual and team prizes.

Luncheon will be served at 11 a.m. prior to the 12:30 p.m. tee-off time. Following the tournament, a seated gourmet dinner with open bar will be held, and prizes will be awarded.

Proceeds will benefit Baltimore County General Hospital.

### LEGAL NOTICE

NOTICE OF HEARING  
Petition for Zoning Re-classification  
CASE NUMBER: CR-89-021  
075 Jameson Avenue, 147' N of Baltimore National Pike

Portion of 6026 Baltimore National Pike 1st Election District - 4th Councilmanic Legal Owner(s): Development Realty Company

Property Description  
Portion of Property at Corner West Shopping Center, 6026 Baltimore National Pike Beginning at the intersection of the property identified herein in Room 108 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Petition for Zoning Variance  
CASE NUMBER: CR-89-021  
075 Jameson Avenue, 147' N of Baltimore National Pike  
Petitioner(s): Development Realty Company  
Hearing: FRIDAY, SEPTEMBER 17, 1990 at 9:30 a.m.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

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J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

### Alan Walden Speaks Aug. 28

The Pikeville Senior Center, 1301 Reister, Rd., will have Alan Walden, anchor man and commentator on WBAL radio, as guest speaker on Tues., Aug. 28 at 1:30 p.m. Mr.

Walden will share some thoughts on his program, "Walden Ponderings". The program is free and open to the public. For further info, call the center at 887-1245.

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Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

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J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

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Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt

No

Date: 9/1/90 H9100613  
PUBLIC HEARING FEES QTY PRICE  
080 -POSTING SIGNS / ADVERTISING 1 X \$95.00  
TOTAL: \$95.00  
LAST NAME OF OWNER: GLYNDON ASSOCIATE

04404#0030MCHRC  
BA 0101-04410-05-90

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt

No 3978

Date: 11/27/90 H11000000  
APPEAL FEES QTY PRICE  
140 -OF ALL OTHER ORDERS 1 X \$125.00  
150 -POSTING SIGNS / ADVERTISING 1 X \$25.00  
TOTAL: \$150.00  
LAST NAME OF OWNER: GLYNDON ASSOCIATE

04404#0134MCHRC  
BA 0002-002M11-27-90

Please make checks payable to: Baltimore County

Cashier Validation:

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/22, 1990.

THE JEFFERSONIAN

*S. Zeke Nelson*

Publisher

\$ 40.70

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
Case number: 91-32-A  
NW/C Butler & Glenmorris Rd  
4830 Butler Road  
Glyndon Square  
3rd Election District  
4th Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
Hearing Date: Monday, Sept. 17, 1990 at 9:30 a.m.

Variance to allow 175 parking spaces in lieu of the required 244 parking spaces.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
8/28/90 Aug. 28

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333

J. Robert Haines  
Zoning Commissioner

DATE 9-30-90

Glyndon Associates Limited Partnership  
9475 Deereco Road  
Timonium, Maryland 21093

Re: Petition for Zoning Variance  
CASE NUMBER: 91-32-A  
NW/C Butler and Glenmorris Road  
4830 Butler Road - Glyndon Square  
3rd Election District - 4th Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
HEARING: MONDAY, SEPTEMBER 17, 1990 at 9:30 a.m.  
Fees

Gentlemen:

Please be advised that \$ 95.00 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

*J. Robert Haines*

J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

cc: John B. Howard, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

July 23, 1990

## NOTICE OF HEARING

Dennis F. Rasmussen  
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance  
CASE NUMBER: 91-32-A  
NW/C Butler and Glenmorris Road  
4830 Butler Road - Glyndon Square  
3rd Election District - 4th Councilmanic  
Petitioner(s): Glyndon Associates Limited Partnership  
HEARING: WEDNESDAY, SEPTEMBER 19, 1990 at 9:30 a.m.

Variance to allow 175 parking spaces in lieu of the required 244 parking spaces.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Glyndon Associates Limited Partnership  
John B. Howard, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

November 21, 1990

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, MD 21204

Dennis F. Rasmussen  
County Executive

RE: Item No. 452, Case No. 91-32-A  
Petitioner: Glyndon Associates Ltd  
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. George F. Obrecht  
P.F. Obrecht Management Co.  
9475 Deereco Road  
Timonium, MD 21093

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

Your petition has been received and accepted for filing this

21st day of June, 1990.

J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

Chairman,  
Zoning Plans Advisory Committee

Petitioner: Glyndon Associates Limited Ptnshp

Petitioner's Attorney: John B. Howard

Sept 19

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: September 10, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Glyndon Assoc. Ltd. Partnership, Item 452  
Zoning Petition No. 91-32-A

The Petitioner requests a Variance to permit 175 parking spaces in lieu of the required 244 spaces.

In reference to this request, staff offers the following comments:

- The Petitioners requested a special hearing to approve business parking in an R.C.5 zone to fulfill additional parking requirements necessitated by leasing space for a restaurant. Staff opposed this request, which was denied 7th May, 1990 (see Case No. 90-72-SPH).
- The requested variance would resolve the community concern about extending the existing commercial area.
- The plat submitted with the variance petition should be revised to accurately reflect the number of legitimate parking spaces and retail uses in the shopping center. In addition, compact spaces should be identified.
- The parking lot should be clearly posted in front of the shopping center to indicate additional parking exists beside and behind the building. All spaces should be clearly marked.
- The existing dumpster, which is not accurately shown on the Petitioner's plat, should be properly enclosed.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM452/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE  
JULY 3, 1990

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 452  
PROPERTY OWNER: Glyndon Associates Limited Part.  
LOCATION: NW/C Butler & Glen Morris Rd  
ELECTION DISTRICT: 3rd  
COUNCILMANIC DISTRICT: 4th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 311.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- (X) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- (X) OTHER - It is assumed from the plan, Santonis & Fratellis are proposed, comments are so based.

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

JUL 05 1990

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reincke  
Chief

JULY 3, 1990

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: GLYNDON ASSOCIATES LIMITED PARTNP.  
Location: NW/C BUTLER AND GLEN MORRIS ROAD  
Item No.: 452 Zoning Agenda: JULY 10, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Ch. J. H. R. 7-1-90* Noted and Approved *Ch. J. H. R. 7-1-90*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/KEK



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

September 20, 1991

Mr. Mark Laken, President  
Glyndon Community Association, Inc.  
Glyndon, Maryland 21071

Re: Case No. 91-32-A (Glyndon Associates Ltd. Part.)

Dear Mr. Laken:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

*LindaLee M. Kuszmaul*  
LindaLee M. Kuszmaul  
Legal Secretary

Enclosure

cc: Marty Storck, President - P.F. Obrecht Mgmt. Co.  
J. Carroll Holzer, Esquire  
Thomas P. Kenney, O.D.  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Lawrence E. Schmidt  
Timothy H. Kotroco  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Director  
Zoning Administration



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

MAY 3 1991

Hearing Room -  
Room 301, County Office Bldg. May 1, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-32-A GLYNDON ASSOCIATES LTD. PART.  
NW/cor Butler & Glenmorris Rds.  
(4830 Butler Road)  
4th Election District  
3rd Councilmanic District

VAR-parking spaces  
R.C.5 zone.

10/23/90 - Z.C.'s Order GRANTING Petition with restrictions.

which was scheduled for hearing on July 5, 1991 has been POSTPONED due to a scheduling conflict and has been

REASSIGNED FOR: TUESDAY, JULY 30, 1991 AT 1:00 P.M.

cc: Robert A. Hoffman, Esquire Counsel for Petitioner

Mark Laken, President Appellant  
Glyndon Comm. Assoc., Inc.

Marty Storck, Pres.  
P.F. Obrecht Mgmt. Co.  
Thomas P. Kenney, O.D.  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney  
LindaLee M. Kuszmaul  
Legal Secretary





County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

Hearing Room -  
Room 301, County Office Bldg. May 1, 1991

**NOTICE OF POSTPONEMENT AND REASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 91-32-A  
GLYNDON ASSOCIATES LTD. PART.  
NW/cor Butler & Glenmorris Rds.  
(4830 Butler Road)  
4th Election District  
3rd Councilmanic District

VAR-parking spaces  
R.C.5 zone.

10/23/90 -Z.C.'s Order GRANTING Petition with restrictions.

which was scheduled for hearing on July 5, 1991 has been POSTPONED due to a scheduling conflict and has been

REASSIGNED FOR: TUESDAY, JULY 30, 1991 AT 1:00 p.m.

cc: Robert A. Hoffman, Esquire Counsel for Petitioner

Mark Laken, President Appellant  
Glyndon Comm. Assoc., Inc.

Marty Storck, Pres.  
P. F. Obrecht Mgmt. Co.  
Thomas P. Kenney, O.D.  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
Public Services  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, Chief Deputy County Attorney  
LindaLee M. Kusmaul  
Legal Secretary

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

November 27, 1990

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
NW/c Butler and Glenmorris Road  
(4830 Butler Road)  
3rd Election District, 4th Councilmanic District  
GLYNDON ASSOCIATIONS LTD. PARTNERSHIP - Petitioner  
Case No. 91-32-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on November 21, 1990 by Mark Laken, President of Glyndon Community Association, Inc. - Protestant. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner

JRH:cer

Enclosures

cc: Marty Storck, President - P. F. Obrecht Management Company  
9475 Deereco Road, Timonium, MD 21093

Robert Hoffman - Venable, Baetjer and Howard  
210 Allegheny Avenue, Towson, MD 21204

Mark Laken, President - Glyndon Community Association, Inc.  
Glyndon, MD 21071

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, MD 21204



Dennis F. Rasmussen  
County Executive

**APPEAL**

Petition for Zoning Variance  
NW/C Butler and Glenmorris Road  
(4830 Butler Road)  
3rd Election District - 4th Councilmanic District  
GLYNDON ASSOC. LTD. PARTNERSHIP - Petitioner  
Case No. 91-32-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plan to accompany Petition

2. Copy of Plan highlighted in Pink

3. Parking Study

Zoning Commissioner's Order dated October 23, 1990 (Granted with restrictions)

Notice of Appeal received November 21, 1990 from Mark Laken - Glyndon Community Association, Inc.

cc: Marty Storck, President - P. F. Obrecht Management Company  
9475 Deereco Road, Timonium, MD 21093

Robert Hoffman - Venable, Baetjer and Howard  
210 Allegheny Avenue, Towson, MD 21204

Mark Laken, President - Glyndon Community Association, Inc.  
Glyndon, MD 21071

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning  
Patrick Keller, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Ann M. Nastarowicz, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
W. Carl Richards, Jr., Zoning Coordinator  
Docket Clerk  
Arnold Jablon, County Attorney

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 1, 1990

Glyndon Associates Limited Partnership  
c/o P. F. Obrecht Management Company  
9475 Deereco Road  
Timonium, Maryland 21093

Dennis F. Rasmussen  
County Executive

Case Number(s): 91-32-A  
Petitioner(s): Glyndon Associates Limited Partnership  
Location: 4830 Butler Road - Glyndon Square

Dear Sirs:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on Wednesday, September 19, 1990 cannot go forward on that date.

This case has been rescheduled for MONDAY, SEPTEMBER 17, 1990 at 9:30 a.m.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

G. G. Stephens  
(301)887-3391

cc: John B. Howard, Esq.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

November 16, 1990

Mr. Mark Laken, President  
Glyndon Community Association, Inc.  
4900 Butler Road  
Glyndon, Maryland 21071

RE: Petition for Zoning Variance  
NW/Corner Butler and Glenmorris Roads  
(4830 Butler Road)  
3rd Election District - 4th Councilmanic District  
Glyndon Associates Limited Partnership - Petitioners  
Case No. 91-32-A

Dear Mr. Laken:

In response to your letter dated November 2, 1990 regarding the above-captioned matter, the following comments are offered.

Since receipt of your letter, I have received a copy of the revised site plan. It is my understanding that you have also been sent a copy of said plan. If the revised plan is acceptable to you, an amended order will not be necessary. In the event this is not the case, please advise me immediately.

Thank you for your attention in this matter.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:bjs

cc: Case File



Dennis F. Rasmussen  
County Executive

**GLYNDON**  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

November 2, 1990

Mr. J. Robert Haines  
Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

RE: Petition for Zoning Variance  
Case No. 91-32-A  
Glyndon Associates Limited Partnership

Dear Commissioner Haines:

In my role as president of the Glyndon Community Association I have been working closely with Thomas Obrecht, managing general partner of Glyndon Associates Limited Partnership, in an attempt to resolve certain long standing problems that our community has had with Glyndon Square. Just prior to the hearing captioned above we reached a number of verbal agreements with Mr. Obrecht regarding the operation and maintenance of Glyndon Square in return for our agreement not to oppose this variance request provided Mr. Obrecht lived up to those agreements.

As you will recall, at the hearing we all reviewed the site plan which the Petitioner submitted along with their variance request. I pointed out numerous inaccuracies in counting undersized and sub-standard spaces, counting spaces now occupied by large dumpsters, showing stores as vacant when they had been occupied for many months, etc. Mr. Robert Hoffman, attorney for the Petitioner, accepted all of my comments even after his own engineer tried to refute them.

I am sure that you also will recall that the Petitioner agreed to delete the five parking spaces near Butler Road above the bank in accordance with recorded covenants between the community association and the Petitioner. You spoke to Bill Kirwan, the Petitioner's landscape architect, to require that proper landscaping would be designed and installed in the area where the five spaces were to be removed. Lastly, you stated that you were requiring the Petitioner to submit to you a revised plan which accurately reflects current conditions and agreed changes before you would issue your decision. Since your order was dated October 23, the thirty day appeal period will expire three weeks before your required the Petitioner to submit their revised plan. The hearing was held on September 17, and my personal knowledge and experience is that any engineer could revise that site

When I received a copy of your order in the mail, I was dismayed to learn that you had made your ruling without benefit of reviewing a revised site plan. My dismay turned to shock when I read that you gave the Petitioner until December 13 to provide you with a copy of their revised plan. Since your order was dated October 23, the thirty day appeal period will expire three weeks before your required the Petitioner to submit their revised plan. The hearing was held on September 17, and my personal knowledge and experience is that any engineer could revise that site

Mr. J. Robert Haines  
November 2, 1990  
Page 2 of 2

plan in one week or less. In addition, you wrote that I testified that the Glyndon Community Association was generally opposed to the granting of this variance even though I testified that the Association would agree not to oppose provided our review of the revised site plan would assure us that it was revised to comply with the agreements made in front of you by the parties at the hearing.

You have made a decision without any facts and, because of your timetable for requiring the submission of the revised plan, are forcing us to file an appeal for the sole purpose of determining whether the revised site plan will conform to the stated agreements of September 17.

Rather than further clog the already overburdened docket of the Board of Appeals, I respectfully request that you revise your order in such a way that will permit our Association to review the revised site plan well prior to end of the 30 day appeal period. By taking this action you will avoid our Association being forced to file and appeal for the sole purpose of getting to review the revised site plan to determine if it does in fact conform to the agreements made at the hearing.

Our Association is working hard to attempt to develop a better relationship with the owners of Glyndon Square. You can help us and provide the basis for a more informed decision by changing your order to require the revised site plan be submitted to you and our Association before you submit your final order and certainly prior to the thirty day appeal period.

This premature decision and delayed requirement to file the revised site plan is the kind of action that makes people who care feel that government doesn't care. Please correct this wrong and allow our Association to believe that Baltimore County really does care.

Sincerely,

GLYNDON COMMUNITY ASSOCIATION, INC.

Mark Laken  
Mark Laken  
President

cc: Jack Dillon  
David Fields  
Robert Hoffman  
Thomas Obrecht  
Dennis Rasmussen  
C.A. Dutch Ruppersberger

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

November 1, 1990

Robert Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue, P.O. Box 5517  
Towson, Maryland 21285-5517

RE: Petition Zoning Variance  
Glyndon Assoc. Ltd. Partnership, Petitioner  
Case No. 91-32-A

Dear Mr. Hoffman:

With reference to the required site plan in Restriction #2, regarding the above captioned case, please make sure that a copy of the site plan is sent to Mr. Mark Laken, Glyndon Community Association, 4900 Butler Road, Glyndon, Maryland 21071.

I am sure that you realize this new site plan must be in compliance with the letter and spirit of my Order dated October 23, 1990.

Very truly yours,

J. ROBERT HAINES  
Zoning Commissioner

JRH:mmn  
cc: Mr. Mark Laken  
Glyndon Community Association



Dennis F. Rasmussen  
County Executive

RE: PETITION FOR ZONING VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS  
NW/C Butler & Glenmorris Rd. : OF BALTIMORE COUNTY  
(4830 Butler Rd.) :  
3rd Election District :  
4th Councilmanic District :  
GLYNDON ASSOCIATES LIMITED : Zoning Case No. 91-32-A  
PARTNERSHIP, Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel for Baltimore County in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 3rd day of January, 1991, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, and Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Ave., Towson, MD 21204, Attorneys for Petitioner; and Mr. Mark Laken, President, Glyndon Community Assn., Inc., 4900 Butler Rd., Glyndon, MD 21071, Protestant/Appellant.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

12/18/90 - Following parties notified of hearing set for July 5, 1991 at 10:00 a.m.:

Mark Laken Marty Storck People's Counsel  
Robert A. Hoffman, Esquire J. Robert Haines  
P. David Fields Pat Keller James E. Dyer  
Ann M. Nastarowicz Docket Clerk - Zoning  
W. Carl Richards, Jr. Public Services  
Arnold Jablon

5/1/91 - Above parties notified of POSTPONEMENT AND REASSIGNMENT to July 30, 1991 at 1:00 p.m. due to a scheduling conflict.

7/08/91 - Letter from J. C. Holzer on behalf of protestants; requesting additional hour at later date beyond 7/30/91 hearing date for witness unavailable on 7/30/91.

7/24/91 - Letter from WTH to Holzer granting request; date to be determined at conclusion of hearing on 7/30/91.

7/29/91 - Letter from Robert A. Hoffman, Esquire, serving notice of withdrawal of himself and Venable, Baetjer and Howard in this matter and also 90-72-SPH; Glyndon Associates Ltd Partnership proceeding on own behalf at hearing.

Thomas P. Kenney, O.D., Optometrist

Glyndon Square Shopping Center, Glyndon, Maryland 21071 • (301) 833-8340  
900 Huckvale Road, Hampstead, Maryland 21074 • (301) 239-7070

February 18, 1991

Katherine Weidenhammer  
Court of Appeals - Room 315  
111 W. Chesapeake Ave.  
Baltimore, MD 21204

In Re: Case # 9132 A

Dear Mrs. Weidenhammer,

The Glyndon Square Merchants Association is anxious to keep informed regarding the parking requirements and variance in the Glyndon Square Shopping Center.

Please inform us of any issues pending or hearings scheduled in this regard. We would like to make a statement of purpose either in writing or verbally at a hearing.

Any information you can give us will be greatly appreciated. Please correspond with -

Thomas P. Kenney O.D.  
4840 Butler Road  
Glyndon, MD 21071

a representative of the merchants association representing all of the merchants now leasing space in the shopping center.

Sincerely,

*Thomas P. Kenney*  
Thomas P. Kenney

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MCLEAN, VA  
ROCKVILLE, MD  
BETHESDA, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5817  
TOWSON, MARYLAND 21285-5817  
(301) 823-4111  
FAX (301) 821-0147

November 5, 1990

WRITER'S DIRECT NUMBER IS 494-9162

Mr. Mark Laken, President  
Glyndon Community Association, Inc.  
4900 Butler Road  
Glyndon, Maryland 21071

RE: Petition for Zoning Variance  
Case No.: 91-32-A  
Glyndon Associates Limited Partnership, Petitioner

Dear Mr. Laken:

I am in receipt of your correspondence dated November 2, 1990 and a letter from Commissioner Haines dated November 1, 1990, both of which concern a revised site plan which is to be submitted in accordance with restriction number two of the referenced Order.

I am writing to inform you that it has always been the intention of the Glyndon Associates Limited Partnership to provide the Zoning Commissioner and you with a revised site plan which is in accordance with the referenced Order and certain agreements you reached with Tom Obrecht, prior to the expiration of the 30 day appeal period in this case.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH/tls

cc: J. Robert Haines, Zoning Commissioner  
H. John Bremmerman III, Esquire

GLYNDON  
COMMUNITY ASSOCIATION, INC. GLYNDON, MARYLAND 21071

November 21, 1990

Mr. J. Robert Haines  
Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Petition for Zoning Variance  
Case No. 91-32-A  
Glyndon Associates Limited Partnership

Dear Commissioner Haines:

Please be advised that the Glyndon Community Association hereby appeals the decision in the above captioned case this 21st day of November, 1990.

We hereby enclose a check for filing fees and sign fees which total \$150.00.

Sincerely,

GLYNDON COMMUNITY ASSOCIATION, INC.

Mark Laken  
President

Received this 21st day of November, 1990.

BY: *Charlotte Backoff* DATE: 11-21-90

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MCLEAN, VA  
ROCKVILLE, MD  
BETHESDA, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5817  
TOWSON, MARYLAND 21285-5817  
(301) 823-4111  
FAX (301) 821-0147

June 5, 1990

WRITER'S DIRECT NUMBER IS 494-9162

J. Robert Haines  
Zoning Commissioner  
County Office Building, 1st Floor  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Northeast corner of Butler & Glenmorris Roads  
(Glyndon Square)  
Glyndon Associates Limited Partnership, Owner

Dear Mr. Haines:

On behalf of Glyndon Associates Limited Partnership (the "Petitioners"), I request that an expedited hearing be held on the referenced Petition for a Variance. Initially, Petitioners requested a Special Hearing to seek the County's approval for construction of additional parking spaces on Petitioner's property. In Commissioner Haines' "Findings of Fact and Conclusion of Law", he indicated that Petitioner should seek a variance from the required parking because the parking spaces currently in use would provide adequate parking for the site even allowing for any contemplated new uses.

Based on Commissioner Haines' indication that the variance route would be the proper course of action, I have filed a Petition for Variance on behalf of Glyndon Associates Limited Partnership. Because of the delay caused by the earlier proceedings and Commissioner Haines' knowledge of the facts, I am requesting an expedited hearing on the petition and further request that Commissioner Haines preside at the hearing.

Very truly yours,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH/jhr  
cc: H. John Bremmerman, III, Esquire

OBRECHT  
FRED'K OBRECHT & SON

June 21, 1990

RECEIVED  
JUN 22 1990  
ZONING OFFICE

Ms. Catharine A. Milton  
Planner II  
Baltimore County  
Office of Planning & Zoning  
111 W. Chesapeake Avenue  
Room 113  
Towson, Maryland 21204

Re: Glyndon Square Variance  
Item No. 432

Dear Ms. Milton:

It has come to our attention that the sign at the referenced facility is in violation of the Baltimore County Zoning guidelines as a result of an existing cross bar at the bottom of the sign reflecting "P. Fred'k Obrecht & Son". It is the purpose of this correspondence to assure the County that steps have been taken to remove this violation.

Upon removal of the cross bar, I will forward a photograph of the conforming sign to you for your file.

Very truly yours,

GLYNDON ASSOCIATES LIMITED PARTNERSHIP  
By: P. Fred'k Obrecht Management Co.

By: *H. John Bremmerman, III*  
H. John Bremmerman, III  
General Counsel

HJB/pg/jb2621

cc: All Partners  
Mrs. Audrey T. Howard  
James Anderson, Esquire

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW  
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS  
BALTIMORE, MD  
WASHINGTON, D. C.  
MCLEAN, VA  
ROCKVILLE, MD  
BETHESDA, MD  
210 ALLEGHENY AVENUE  
P.O. BOX 5817  
TOWSON, MARYLAND 21285-5817  
(301) 823-4111  
FAX (301) 821-0147

November 9, 1990

WRITER'S DIRECT NUMBER IS 494-9162

HAND-DELIVERED

J. Robert Haines  
Zoning Commissioner  
of Baltimore County  
1st Floor, County Office Building  
Towson, Maryland 21204

RE: Case Number:  
Glyndon Associates Limited Partnership, Petitioner

Dear Mr. Haines:

Enclosed please find a copy of revised Exhibit 1 in accordance with Restriction No. 2 in the referenced Order. Additionally, 5 spaces in front of the Bank (the southeast corner of the site) have been removed and replaced with 5 Evergreens.

Please let me know if you have any questions.

Yours truly,

*Robert A. Hoffman*  
Robert A. Hoffman

RAH/tls  
Enclosure  
cc: Mark Laken  
H. John Bremmerman, III, Esquire

\* Informal Rob Hoffman  
that the plan is 6 or 7  
parking spaces shy  
we're



91-32A

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS  
Mark Liden, Glyndon Comm Assn 4900 Butler Rd, Glyndon, Md 21071

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
Rob Hoffman 246 Allegheny Ave  
Wes Suckert 424 N. Chesapeake Ave 21204  
Richard Trueblood PE 224 Dulaney Valley Rd 21204  
Bill Kirwin  
Bernie Semons  
Marty Strock 9475 Deere Rd

GLYNDON SQUARE PARKING STUDY Thursday - September 13, 1990 3:00pm - 8:00pm											
TIME	AREA 1 37	AREA 2 20	AREA 3 6	AREA 4 34	AREA 5 34	AREA 6 21	AREA 7 21	TOTAL 173			
03:00 PM	7 19%	9 45%	5 83%	12 35%	4 12%	9 43%	7 33%	57 33%	#	%	#
03:15	7 19%	10 50%	5 83%	13 38%	3 9%	12 57%	7 33%	57 33%	#	%	#
03:30	8 22%	10 50%	5 83%	14 41%	5 15%	11 52%	8 38%	61 35%	#	%	#
03:45	10 27%	11 55%	6 100%	12 35%	6 18%	8 38%	8 38%	61 35%	#	%	#
04:00	10 27%	12 60%	5 83%	7 21%	4 12%	8 38%	11 52%	55 32%	#	%	#
04:15	11 30%	10 50%	4 67%	12 35%	5 15%	7 33%	10 48%	59 34%	#	%	#
04:30	10 27%	10 50%	4 67%	11 32%	2 6%	7 33%	8 38%	52 30%	#	%	#
04:45	11 30%	10 50%	2 33%	10 47%	3 9%	7 33%	9 43%	58 34%	#	%	#
05:00	15 41%	11 55%	3 50%	14 41%	5 15%	6 29%	10 48%	64 37%	#	%	#
05:15	13 35%	9 45%	4 67%	16 47%	5 15%	1 5%	11 52%	59 34%	#	%	#
05:30	13 35%	9 45%	4 67%	22 65%	6 18%	1 5%	11 52%	65 38%	#	%	#
05:45	13 35%	7 35%	5 83%	22 65%	8 24%	1 5%	11 52%	67 39%	#	%	#
06:00 PM	13 35%	8 40%	2 33%	19 56%	9 26%	0 0%	12 57%	63 36%	#	%	#
06:15	14 38%	8 40%	4 67%	25 68%	8 24%	0 0%	15 71%	72 42%	#	%	#
06:30	14 38%	8 40%	4 67%	19 56%	12 35%	1 5%	12 57%	70 40%	#	%	#
06:45	14 38%	7 35%	4 67%	23 68%	10 29%	1 5%	16 67%	73 42%	#	%	#
07:00	14 38%	7 35%	2 33%	24 71%	6 18%	2 10%	16 76%	71 41%	#	%	#
07:15	14 38%	10 50%	2 33%	23 68%	11 32%	2 10%	13 62%	75 43%	#	%	#
07:30	14 38%	8 40%	2 33%	27 79%	10 29%	3 14%	12 57%	76 44%	#	%	#
07:45	14 38%	8 40%	4 67%	26 76%	11 32%	4 19%	10 48%	77 45%	#	%	#
08:00	14 38%	8 40%	3 50%	26 76%	12 35%	3 14%	11 52%	77 45%	#	%	#
5 HOUR AVERAGE	12 33%	9 24%	4 10%	18 49%	7 19%	4 12%	11 29%	65 38%	#	%	#
5 HOUR MAXIMUM	14 38%	8 40%	3 50%	26 76%	12 35%	3 14%	11 52%	77 45%	#	%	#

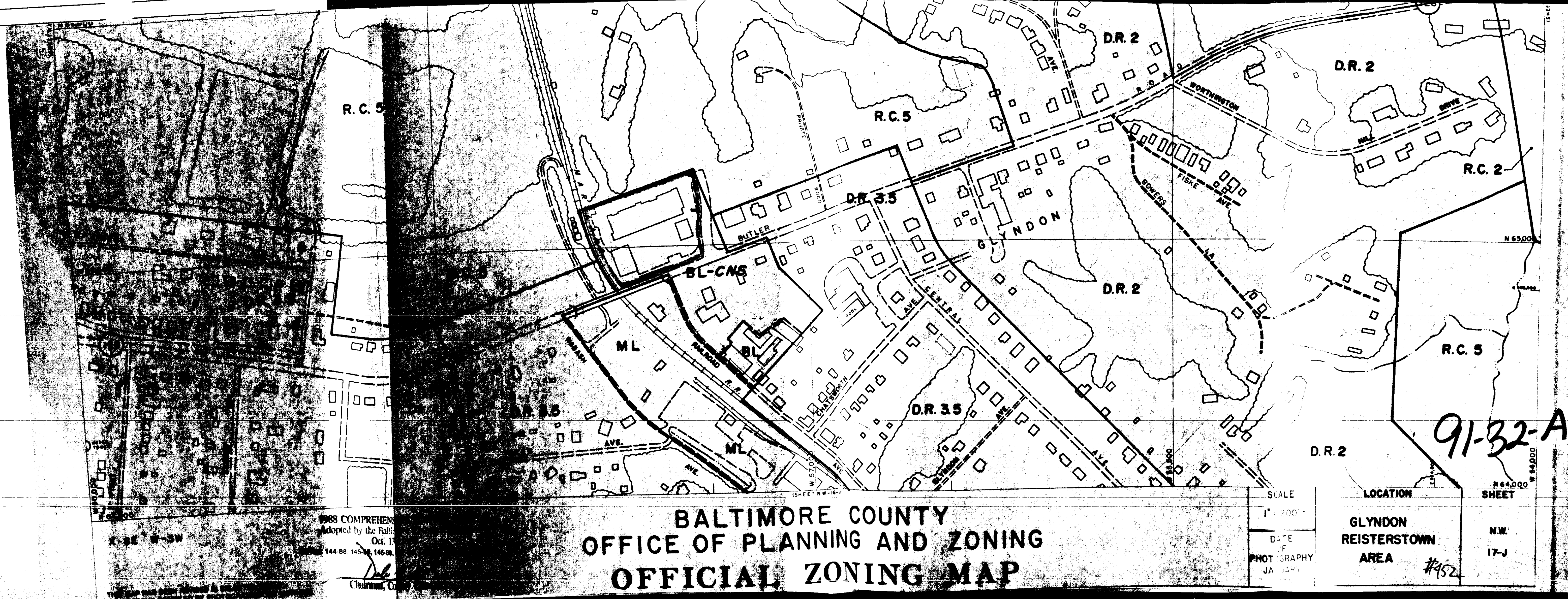
PETITIONER'S EXHIBIT 3A 91-32A

GLYNDON SQUARE PARKING STUDY Friday - September 14, 1990 3:00pm - 8:00pm											
TIME	AREA 1 37	AREA 2 20	AREA 3 6	AREA 4 34	AREA 5 34	AREA 6 21	AREA 7 21	TOTAL 173			
03:00 PM	18 49%	9 45%	4 67%	10 29%	9 26%	11 52%	7 33%	68 39%	#	%	#
03:15	17 48%	10 50%	4 67%	11 32%	10 29%	11 52%	7 33%	70 40%	#	%	#
03:30	17 48%	10 50%	5 83%	11 32%	10 29%	11 52%	9 43%	73 42%	#	%	#
03:45	18 49%	9 45%	3 50%	13 38%	14 41%	11 52%	7 33%	75 43%	#	%	#
04:00	17 48%	10 50%	5 83%	12 35%	12 35%	11 52%	6 29%	73 42%	#	%	#
04:15	16 43%	9 45%	2 33%	8 24%	14 41%	10 48%	8 38%	67 39%	#	%	#
04:30	16 43%	9 45%	3 50%	11 32%	14 41%	11 52%	8 38%	70 40%	#	%	#
04:45	16 43%	9 45%	2 33%	16 47%	10 29%	11 52%	7 33%	71 41%	#	%	#
05:00	18 49%	9 45%	3 50%	12 35%	7 21%	11 52%	10 48%	70 40%	#	%	#
05:15	15 41%	8 40%	3 50%	13 38%	9 26%	10 48%	13 62%	71 41%	#	%	#
05:30	11 30%	8 40%	2 33%	15 44%	9 26%	7 33%	14 67%	66 38%	#	%	#
05:45	12 32%	8 40%	1 17%	15 44%	10 29%	6 29%	14 67%	66 38%	#	%	#
06:00 PM	12 32%	7 35%	2 33%	21 62%	17 50%	7 33%	14 67%	80 46%	#	%	#
06:15	12 32%	7 35%	6 100%	26 76%	19 56%	10 48%	14 67%	94 54%	#	%	#
06:30	12 32%	8 40%	2 33%	26 76%	26 76%	10 48%	13 62%	97 56%	#	%	#
06:45	12 32%	9 45%	3 50%	28 82%	27 79%	11 52%	12 57%	102 59%	#	%	#
07:00	12 32%	8 40%	4 67%	30 88%	21 62%	10 48%	15 71%	100 58%	#	%	#
07:15	11 30%	7 35%	4 67%	30 88%	24 71%	12 57%	9 43%	97 56%	#	%	#
07:30	9 24%	6 30%	5 83%	30 88%	18 53%	11 52%	10 48%	89 51%	#	%	#
07:45	9 24%	6 30%	4 67%	27 79%	19 56%	9 43%	10 48%	84 49%	#	%	#
08:00	9 24%	6 30%	4 67%	28 82%	18 53%	5 24%	11 52%	81 47%	#	%	#
5 HOUR AVERAGE	14 37%	8 22%	3 9%	19 51%	15 41%	10 27%	10 28%	79 46%	#	%	#
5 HOUR MAXIMUM	12 32%	9 45%	3 50%	28 82%	27 79%	11 52%	12 57%	102 59%	#	%	#

PETITIONER'S EXHIBIT 3B 91-32A

GLYNDON SQUARE PARKING STUDY Saturday - September 15, 1990 10:00am - 4:00pm											
TIME	AREA 1 37	AREA 2 20	AREA 3 6	AREA 4 34	AREA 5 34	AREA 6 21	AREA 7 21	TOTAL 173			
10:00 AM	9 24%	6 30%	2 33%	5 15%	1 3%	3 14%	7 33%	33 19%	#	%	#
10:15	11 30%	7 35%	1 17%	9 26%	0 0%	3 14%	5 24%	36 21%	#	%	#
10:30	10 27%	7 35%	2 33%	10 29%	2 6%	3 14%	5 24%	39 23%	#	%	#
10:45	11 30%	7 35%	3 50%	9 26%	3 9%	4 19%	7 33%	44 25%	#	%	#
11:00	11 30%	7 35%	3 50%	9 26%	3 9%	4 19%	7 33%	44 25%	#	%	#
11:15	13 35%	7 35%	4 67%	12 35%	6 18%	5 24%	6 29%	49 28%	#	%	#
11:30	14 38%	7 35%	3 50%	12 35%	2 6%	3 14%	4 19%	45 26%	#	%	#
11:45	13 35%	7 35%	2 33%	12 35%	3 9%	3 14%	9 43%	49 28%	#	%	#
12:00 PM	13 35%	8 40%	4 67%	15 44%	4 12%	3 14%	7 33%	54 31%	#	%	#
12:15	14 38%	8 40%	3 50%	21 62%	7 21%	4 19%	8 38%	65 38%	#	%	#
12:30	14 38%	8 40%	4 67%	17 50%	6 18%	3 14%	9 43%	61 35%	#	%	#
12:45	14 38%	8 40%	3 50%	18 53%	6 18%	3 14%	8 38%	60 35%	#	%	#
01:00	15 41%	8 40%	3 50%	20 59%	6 18%	5 24%	10 48%	67 39%	#	%	#
01:15	15 41%	8 40%	2 33%	17 50%	8 24%	5 24%	9 43%	64 37%	#	%	#
01:30	15 41%	8 40%	3 50%	22 65%	10 29%	6 29%	13 62%	77 45%	#	%	#
01:45	15 41%	8 40%	5 83%	24 71%	15 44%	4 19%	15 71%	86 50%	#	%	#
02:00	15 41%	9 45%	5 83%	15 44%	10 29%	5 24%	15 71%	74 43%	#	%	#
02:15	15 41%	9 45%	4 67%	17 50%	9 26%	4 19%	12 57%	70 40%	#	%	#
02:30	15 41%	8 40%	2 33%	17 50%	9 26%	4 19%	12 57%	67 39%	#	%	#
02:45	16 43%	9 45%	3 50%	15 44%	4 12%	6 29%	10 48%	61 35%	#	%	#
03:00	15 41%	11 55%	2 33%	14 41%	5 15%	6 29%	10 48%	63 36%	#	%	#
03:15	14 38%	9 45%	3 50%	10 29%	5 15%	5 24%	8 38%	54 31%	#	%	#
03:30	16 43%	8 40%	3 50%	15 44%	3 9%	6 29%	6 29%	57 33%	#	%	#
03:45	17 48%	8 40%	1 17%	15 44%	3 9%	6 29%	5 24%	55 32%	#	%	#
04:00	17 48%	9 45%	3 50%	16 47%	3 9%	6 29%	5 24%	59 34%	#	%	#
5 HOUR AVERAGE	14 37%	8 22%	3 9%	15 40%	5 14%	4 12%	8 23%	57 33%	#	%	#
5 HOUR MAXIMUM	15 41%	11 55%	2 33%	24 71%	15 44%	5 24%	15 71%	86 50%	#	%	#

PETITIONER'S EXHIBIT 3C 91-32A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE  
1" = 200'  
DATE  
PHOTOGRAPHY  
JA

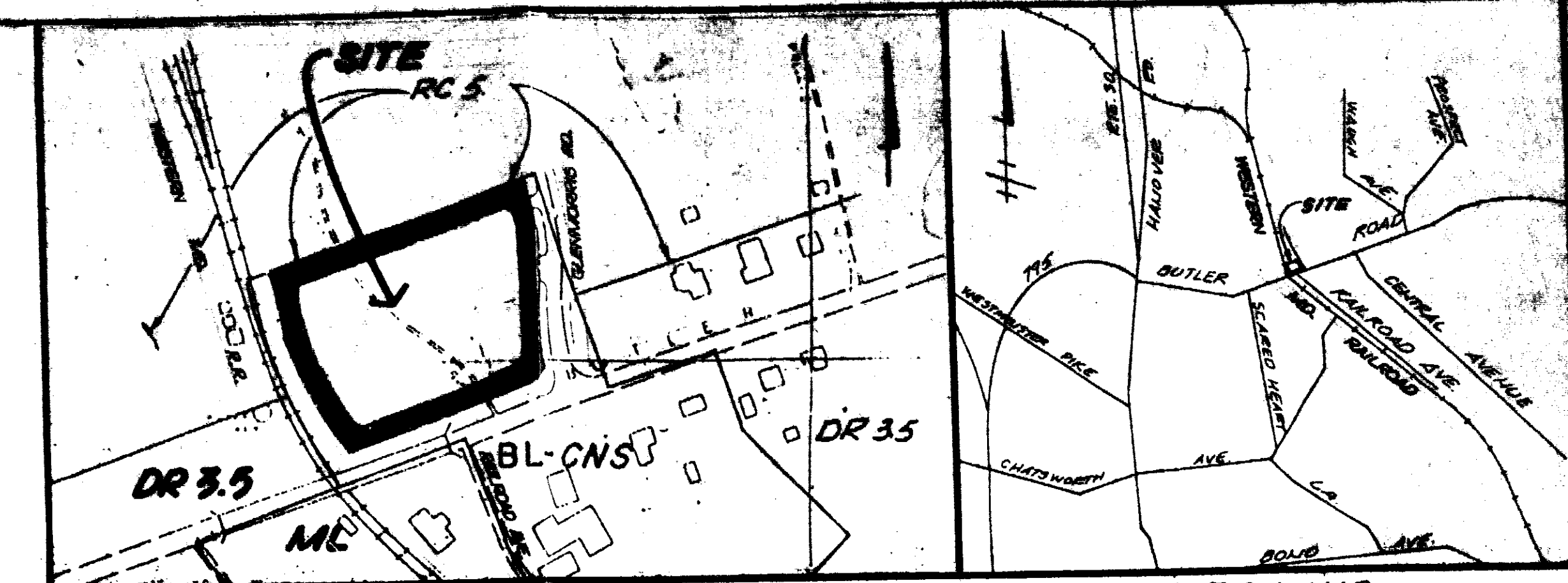
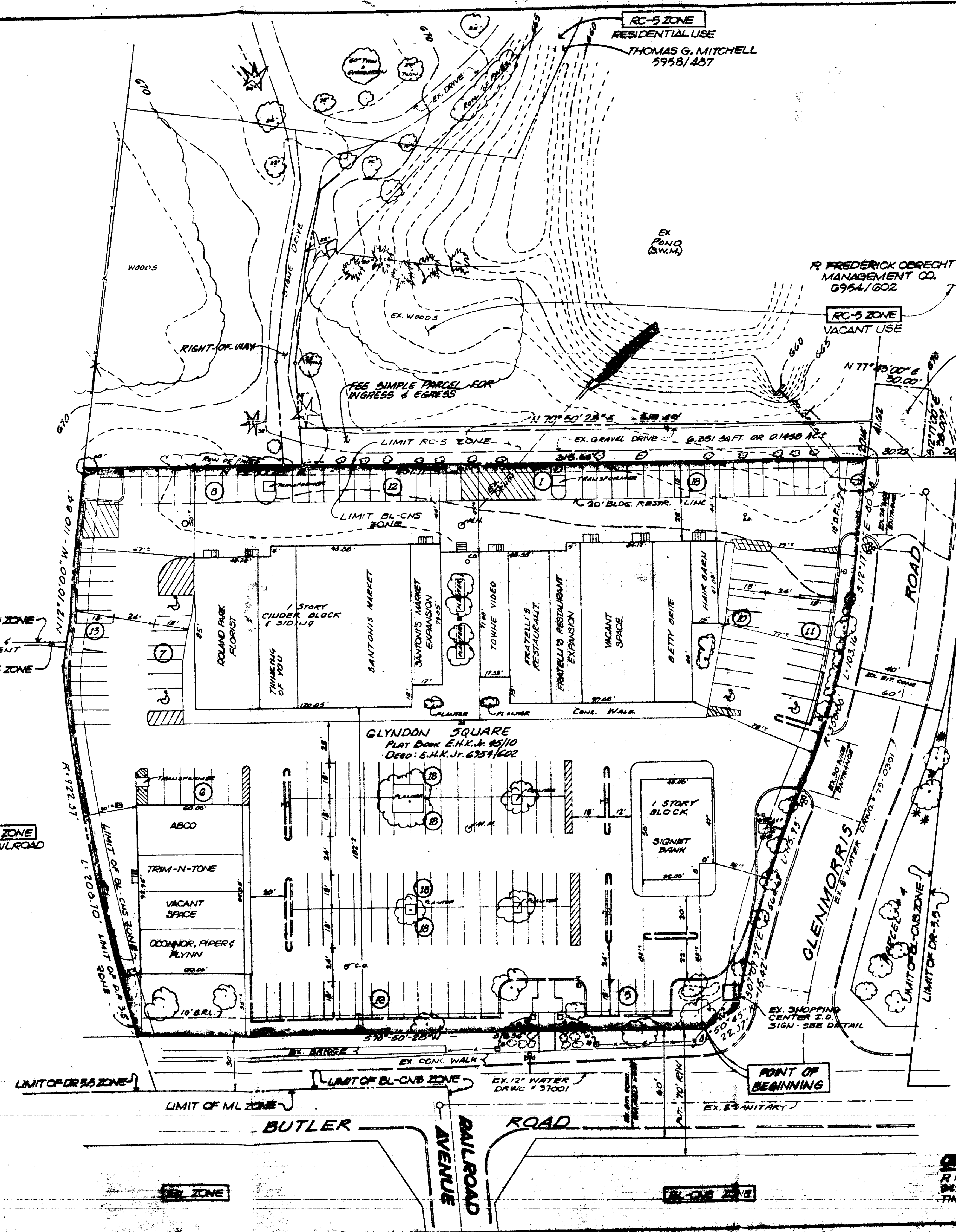
LOCATION  
GLYNDON  
REISTERSTOWN  
AREA #452

N.W.  
17-J





WESTERN MARYLAND RAILWAY COMPANY



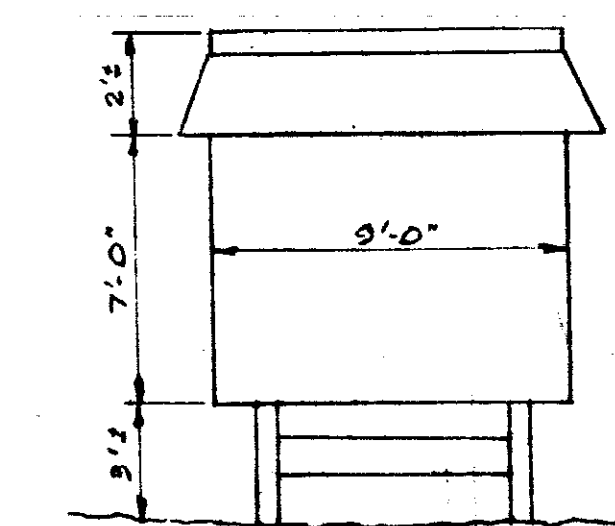
# 91-32-A

**ZONING MAP**  
SCALE: 1" = 200'

FLOOR AREA RATIO:  
NET SITE AREA = 2.93 AC.  
GROSS SITE AREA = 3.35 AC.  
TOTAL FLOOR AREA = 28,525 S.F.  
F.A.R. = 9.7  
MAX. F.A.R. ALLOWED = 3.0

## GENERAL NOTES

1. AREA OF TRACT - 2.93 AC. ±
2. EXISTING ZONE - BL-CNS
3. PROPOSED ZONE - BL-CNS
4. EXISTING USE - SHOPPING CENTER
5. PROPOSED USE - SHOPPING CENTER W/ PARKING VARIANCE
6. A. PARKING SURFACE - BITUMINOUS CONCRETE.  
B. PARKING SPACES MINIMUM 8'W X 15'L  
C. SCREENING IS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
7. STORMWATER MANAGEMENT, IS IN ACCORDANCE W/ PLANS APPROVED BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.
8. TAX ACCOUNT NO 18-CO-013373  
04-02-023440  
18-CO-013374
9. ON SITE LIGHTS ARE REPRODUCTION GAS LIGHTS 10' ± HIGH.
10. ALL BUILDINGS ARE LESS THAN 40' IN HEIGHT.



SIGN ALLOWANCE PER SECTION 4132.6.  
EXISTING SIGN - 4 SIDES  
2 SIDES EACH FOR BUTLER ROAD & GLEN MORRIS ROAD  
MAXIMUM ALLOWED AREA: 150 S.F. PER ROAD  
SIGN AREA PER ROAD: 2'-0" X 7' = 126 S.F.

SIGN PERMIT # 3984 & 3985  
ONE SIGN FOR BUTLER ROAD  
ONE SIGN FOR GLEN MORRIS  
**EXISTING SIGN DETAIL**  
SCALE: 1" = 5'

## FLOOR AREA SUMMARY

OFFICE	
GLYNDON SQUARE	1590 SQ. FT.
VACANT SPACE	1200 SQ. FT.
ABCO	1590 SQ. FT.
SIGNET BANK	2126 SQ. FT.
TOTAL	6506 SQ. FT.

RETAIL	
TRIM-N-TONE	1200 SQ. FT.
EDWARD & FLORIST	3400 SQ. FT.
THINKING OF YOU	1792 SQ. FT.
SANTON'S MARKET	5323 SQ. FT.
SANTON'S EXPANSION	1410 SQ. FT.
TOVNE VIDEO	1290 SQ. FT.
BETTY BRITE	1910 SQ. FT.
HAIR BARN	176 SQ. FT.
SANTON'S EXPANSION	120 SQ. FT.
TOTAL	16698 SQ. FT.

RESTAURANT	
FRATELLI'S	1761 SQ. FT.
FRATELLI'S EXPANSION	1146 SQ. FT.
VACANT SPACE	3224 SQ. FT.
TOTAL	6901 SQ. FT.

## PARKING SUMMARY

OFFICE USE @ 1 SPACE PER 300 SQ. FT. = 6506/300 = 22 SPACES  
RETAIL USE @ 1 SPACE PER 200 SQ. FT. = 16698/200 = 84 SPACES  
RESTAURANT @ 1 SPACE PER 50 SQ. FT. = 6901/50 = 138 SPACES  
TOTAL REQUIRED 244 SPACES  
TOTAL PROVIDED 179 SPACES

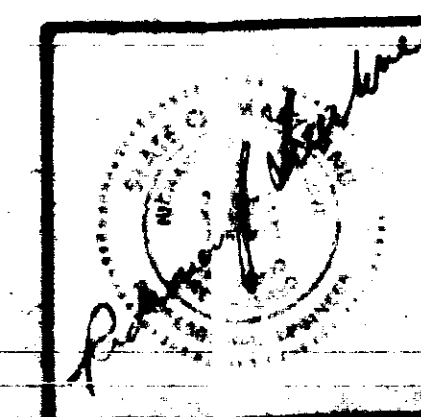
NOTE: PARKING REQUIREMENTS ARE BASED ON THE ZONING REGULATIONS IN EFFECT WHEN THE SITE PLAN WAS APPROVED.

## PETITIONER'S EXHIBIT 1

- PREVIOUS ZONING CASES:
1. #1308 - CHANGE ZONE FROM RESIDENTIAL TO COMMERCIAL - DENIED NOV. 12, 1948
  2. #4682-X - SPECIAL EXCEPTION FOR FILLING STATION - DENIED JULY 29, 1959
  3. #90-72 3PH - BUSINESS PARKING IN A RESIDENTIAL ZONE - DENIED

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE.

**OWNER/DEVELOPER**  
R. FREDERICK OEBRECHT MGT., CO.  
3475 DEERED RD.  
TIMONUM, MD. 21093



**ZONING VARIANCE**  
4630 BUTLER ROAD  
**GLYNDON SQUARE**  
COUNCILMANIC DISTRICT NO. 3  
ELECTION DISTRICT NO. 4  
BALTIMORE COUNTY, MARYLAND  
JUNE 1990